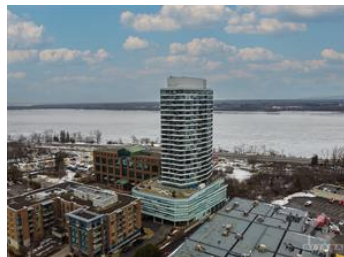


23-Jan-2023

485 RICHMOND RD #1201, Ottawa K2A 3W9

ML#: 1326001



Dist/Neigh: 5102- Westboro - West
Municipality: Ottawa
Roll #: 0614084302450890000
PIN: 160210317
Neigh Name: Westboro
Zoning Desc: RESIDENTIAL
Poss Info: T B A

Status: Active / Condominium
List Price: \$585,000
Original LP: \$585,000
List Date: 23-Jan-2023
First Refusal: No
Occupancy: Owner
Board: Ottawa

Seller(s): Katrina Evelyn Kuntz

Legal Desc: UNIT 1, LEVEL 12, OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN NO. 1021 AND ITS APPURTENANT INTEREST SUBJECT TO AND TOGETHER WITH EASEMENTS AS SET OUT IN SCHEDULE A AS IN OC1904141 CITY OF OTTAWA

DIRECTIONS/PUBLIC REMARKS

Directions: Churchill North é Woodroffe North, to Richmond Road, from Churchill turn west. From Woodroffe turn East, property is located on the North side of Richmond Road. Parking space #137 Locker #4-10

Public Remarks: This 12th floor suite in Minto's "UpperWest" has the Ottawa River and the shops and services of Westboro as your neighbours. The stunning LEED certified building (Leadership in Energy Environmental Design) has a fusion of fluid glass walls & panoramic views. This spacious 2 bedroom, 2 full bath suite includes wood flooring, in-suite laundry room, classic neutral decor, a west facing balcony, parking & locker. The central kitchen is enhanced with granite counter tops, stainless steel appliances and a feature island. The principal bedroom boasts a wall of windows and includes an en suite with large walk in shower and stunning views. Amenities include electric car plug in stations, furnished guest room, terrace with BBQs & fireplace, party room w/full kitchen, gym and a second terrace with a reflection pool. This central location offers easy access to Centretown, the Ottawa River Parkway and the Gatineau Hills.

PROPERTY INFORMATION

Style/Type: Apartment / One Level	Seasonal:	Total Beds: 2	Total Baths: 2
Year Built: 2016 / Approx	Fronting: Northwest	Beds AG/BG: 2 / 0	Full/Partial Bths: 2 / 0
Builder/Model: Minto		Total Parking: 1	Total Ensuites: 1
Heat Type/Fuel: Hot Water / Other (See Remarks)		#Gar/#Cover: 1 / 1	Laundry: In Unit
Air Conditioning: Central		Parking Desc: 1 Underground	
Water/Sewer: Municipal / Sewer Connected		Exterior Finish: Stucco	Storage Locker: Yes
Basement Desc/Dev: None / None (No Basement)		Foundation: Poured Concrete	Special Assess: No
# Fireplaces/Fuel:		Construction:	# of Stories:
Floor Coverings: Hardwood, Tile		Roof Type:	# of Lvl's in Unit:
Rental Equipment: NONE			
Appliances Incl: Dishwasher, Dryer, Microwave/Hood Fan, Refrigerator, Stove, Washer			
Feat/Equip Incl: Auto Garage Door Opener, Window Blinds			
Site Influences:		Taxes/Year: \$4,461.00/2022	
Neigh Influences:		Assmt/Year:	
Exclusions: NONE			
Assistive Features:			
Title Form: Condominium	CCP #/Name: 1021 - UpperWest	MGMT Company: Apollo Property Management / 613-225-7969	
Condo Fee: \$545.00/Monthly	Fee Includes: Air Conditioning, Amenities, Building Insurance, Caretaker, Heat, Recreation Facilities, Snow Removal		
Pets Allowed: Yes			
Condo Amenities: Dining Room, Elevator, Exercise Centre, Guest Suite, Other (See Remarks), Party Room, Rooftop Terrace			

Multimedia URL:
Addtl Images URL:

Alt Feat Sheet:

ROOM INFORMATION

Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions	Rm Type	Level	Dimensions
FOYER	Main	4'0" x 12'0"	KITCH	Main	11'8" x 10'10"	LIVRM	Main	10'10" x 9'7"	BEDRM	Main	9'0" x 7'4"
PRBED	Main	11'5" x 10'1"	ENS3PC	Main	10'1" x 5'0"	BATH4	Main	9'0" x 5'5"	LAUND	Main	4'0" x 5'6"
OTHER	Main	9'7" x 5'0"									

REPRESENTATIVE INFORMATION

Rep Remarks: Lock box on bar west side of Service garage entrance first one. Heat: LEED Certified 2 Pipe Fan Coil System wBoiler on Roof+ In-Suite Units.

Commission to SO: 2.5% **Sign On:** No **Seller Rights Reserved:** No **Mere Posting:** No

List Cond: No **Lockbox:** Mechanical **Contact Aft Expiry:** No

List Cond Remarks:

OFFICE INFORMATION

List Office 1: [CENTURY 21 GOLDLEAF REALTY INC. \(CEGO01\), Brokerage](#) / Ph: 613-749-2121 / Fax: 613-749-0808
List Office 2: [CENTURY 21 GOLDLEAF REALTY INC. \(CEGO01\), Brokerage](#) / Ph: 613-749-2121 / Fax: 613-749-0808
List Rep 1: [Hugh Denton \(DENTOHU\)](#) - Salesperson / Direct: 613-600-4844
List Rep 1 Email: hugh.denton@century21.ca **List Rep 1 Web:** <http://www.goldleafrealty.ca>
List Rep 2: [Mark Christie \(CHRISMA\)](#) - Salesperson/ Direct: 613-276-9027
List Rep 2 Email: mark.christie@century21.ca **List Rep 2 Web:** <http://www.century21.ca/mark.christie>

CONDITIONAL/SOLD/OTHER INFORMATION

Selling Office 1:	Selling Office 2:
Selling Rep 1:	Selling Rep 2:
Conditional SD:	Conditional SP:
Sold Date:	Sold Price:
Expiry Date: 30-Apr-2023	Cancel Date:
Closing Date:	Final Date:
Sale Report Date:	Interboard: No
Last Modified: 23-Jan-2023	DOM: 0
	CDOM: 0

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